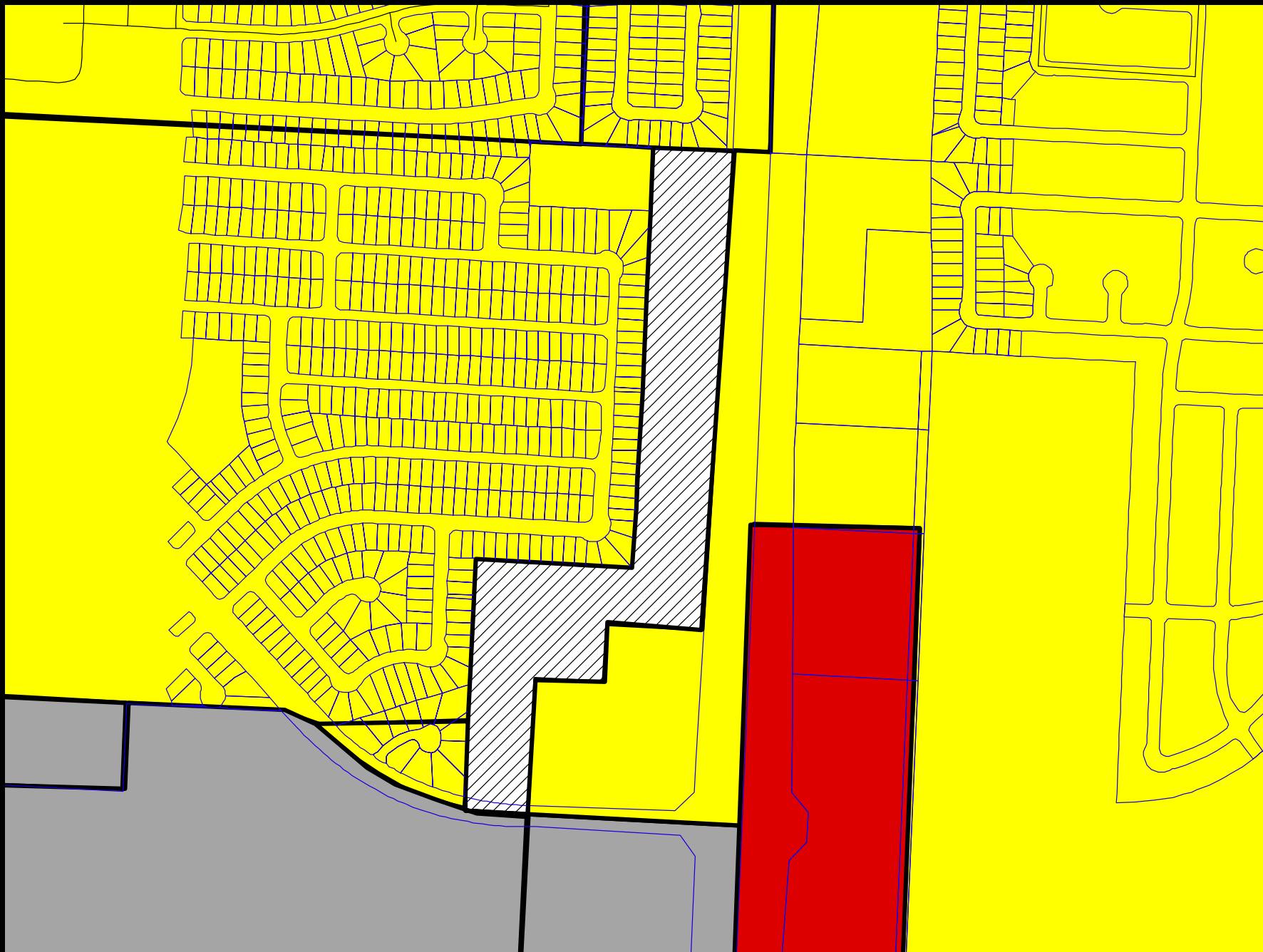


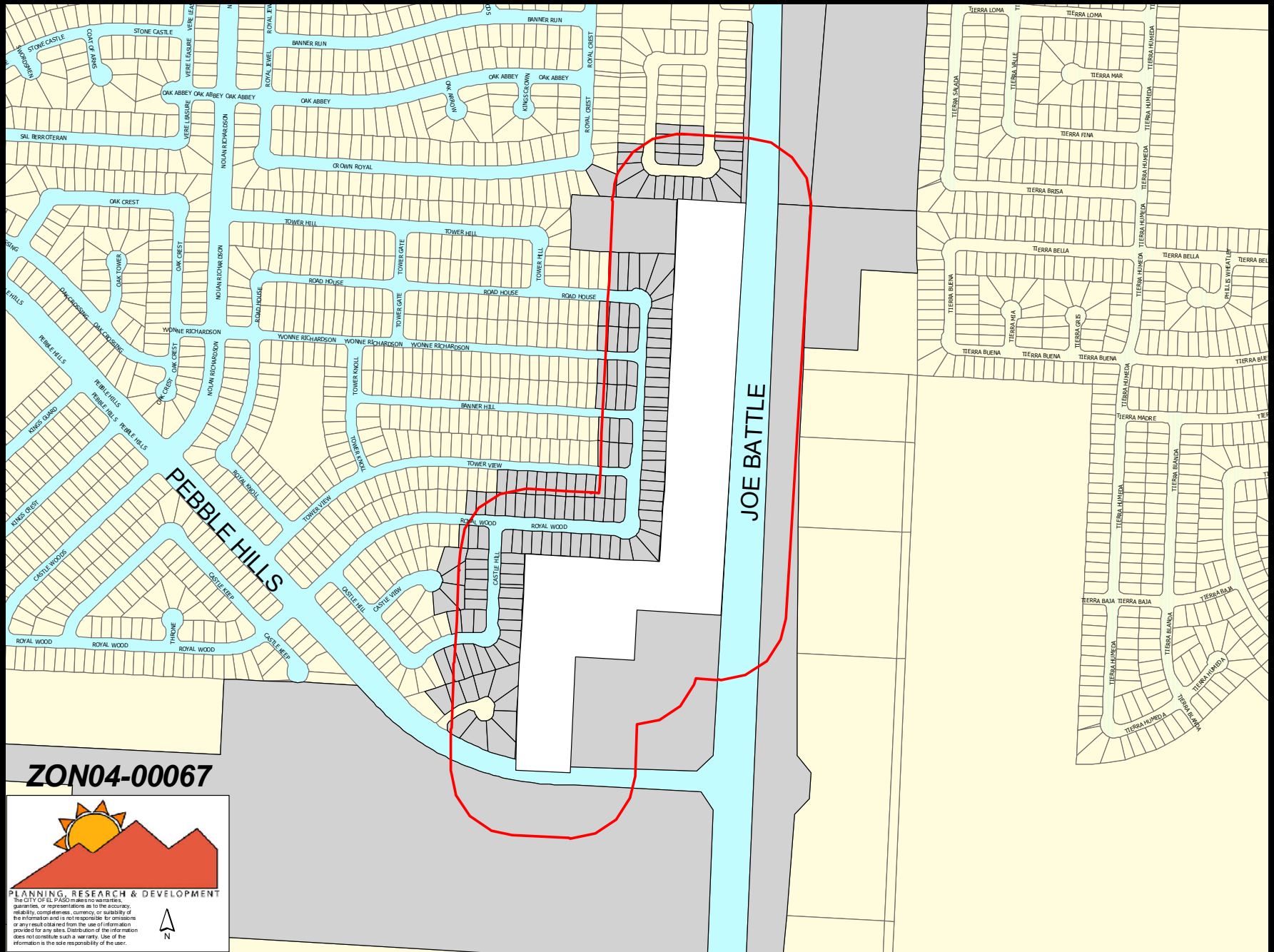
ZON04-00067



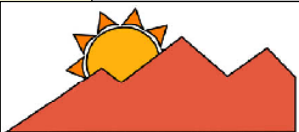


ZON04-00067

ZON04-00067



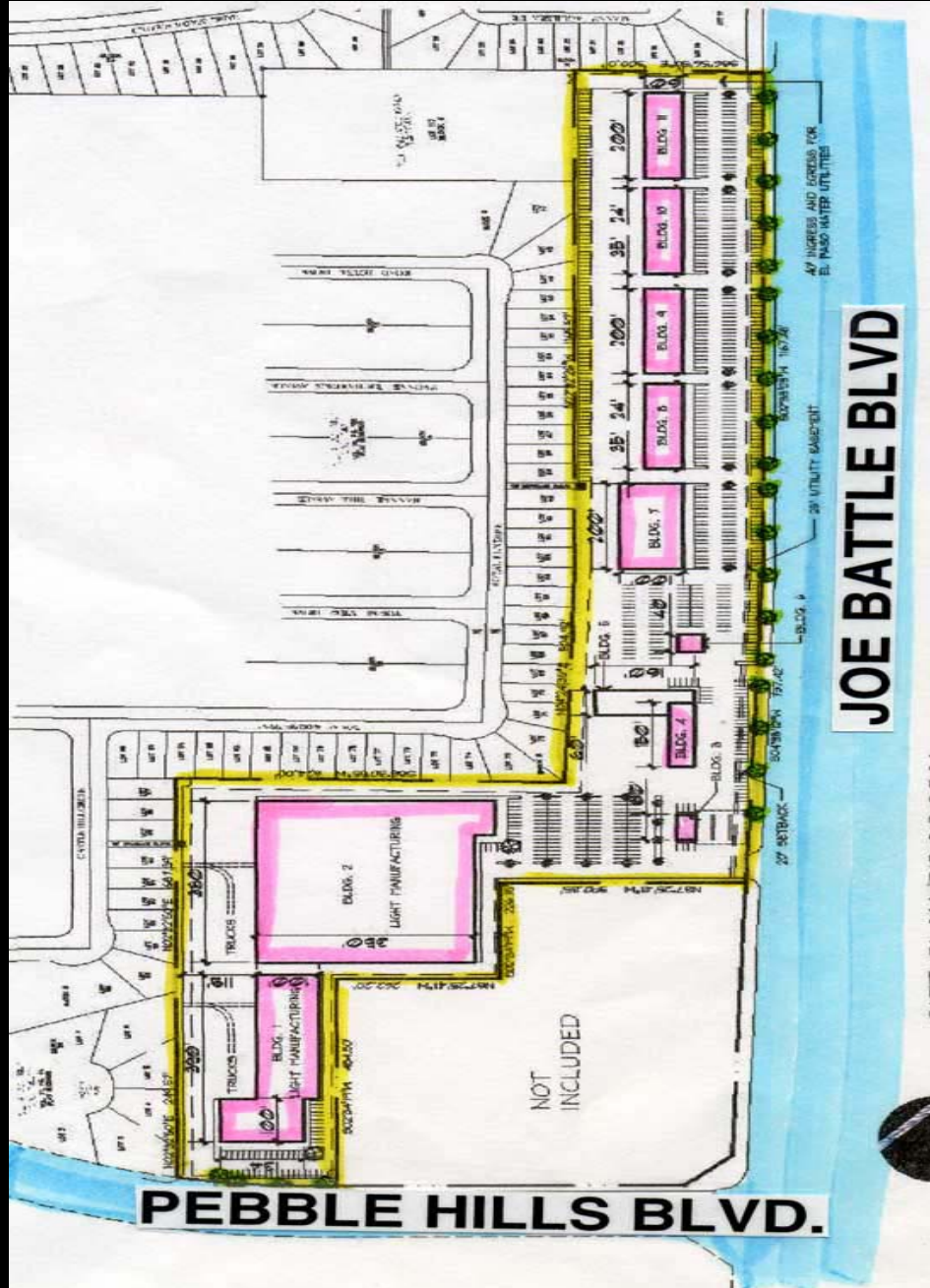
ZON04-00067



The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the information is the sole responsibility of the user.



ZON04-00067



ZON04-00067



ZON04-00067



ZON04-00067

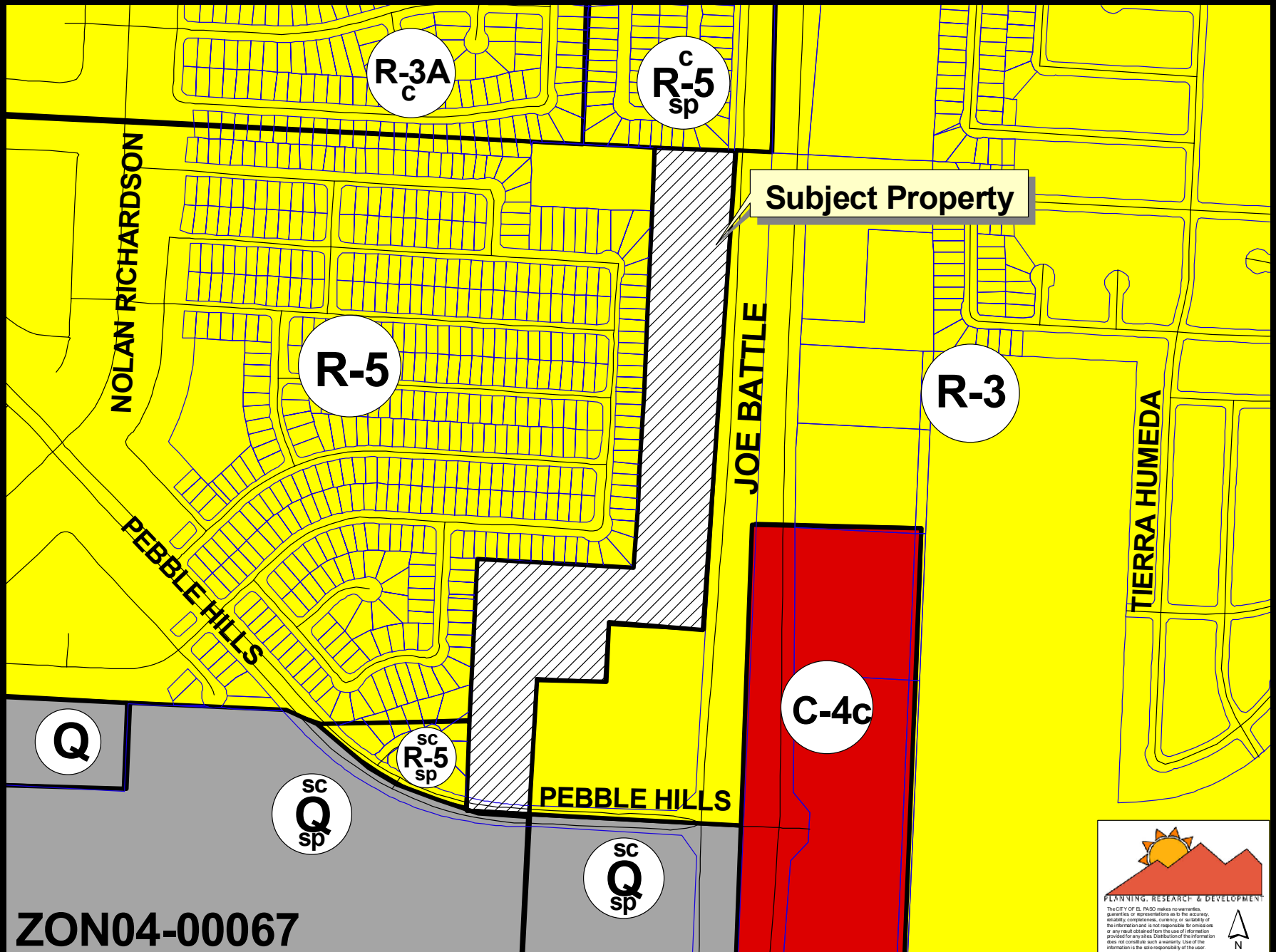


ZON04-00067



ZON04-00067





"RETAIN FOR SUBSEQUENT COUNCIL PUBLIC HEARING"



CITY CLERK DEPARTMENT
2007 JUL 21 AM 8 19

**CITY OF EL PASO, TEXAS
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT**

MEMORANDUM

TO: The Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Adauto, Deputy Chief Administrative Officer
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Kimberly Forsyth, Urban Planner *KLF*

SUBJECT: Council Agenda Item (Ordinances)
Introduction: Jul. 7, 2004
Public Hearing: Jul. 27, 2004

CITY CLERK DEPARTMENT
2007 JUL 1 AM 9 57

DATE: Jun. 30, 2004

The following item has been scheduled for City Council action as noted above. Relevant information is attached. If you have any questions, please contact me at 541-4631.

- A. AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 1, SECTION 44, BLOCK 79, TOWNSHIP 2, T & PRRC SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (NORTHWEST OF THE INTERSECTION OF PEBBLE HILLS AND LOOP 375) FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE. ZON04-00067. APPLICANT: RIVER OAKS PROPERTIES / REPRESENTATIVE: SLI ENGINEERING, INC., 6600 WESTWIND, EL PASO, TX 79912 (DISTRICT 5). THIS IS AN APPEAL CASE**

| Office Use Only | | | |
|----------------------------|---------------|-------------|-----------------------|
| Mayor's Office (2 copies): | date: 6/30/04 | time: 12:54 | by: J. Moreno |
| Representative District 1: | date: 6/30/04 | time: 12:49 | by: Zelma S. |
| Representative District 2: | date: 6/30/04 | time: 12:52 | by: O. Mayana |
| Representative District 3: | date: 6/30/04 | time: 12:49 | by: Thonnette Sanchez |
| Representative District 4: | date: 6-30-04 | time: 12:50 | by: J. Smith |
| Representative District 5: | date: 6/30/04 | time: 12:53 | by: A. Garcia |
| Representative District 6: | date: 6-30-04 | time: 12:49 | by: J. Al |
| Representative District 7: | date: 6-30-04 | time: 12:50 | by: Alberto Tabares |
| Representative District 8: | date: 6-30-04 | time: 12:52 | by: A. Garcia |

- C: George Sarmiento, Planning Director; Rudy Valdez, Chief Urban Planner; Fred Lopez, Urban Planner; Esther Guerrero, Planning Tech.; Lisa A. Elizondo, City Attorney; Theresa Cullen-Garney, Deputy City Atty.; Matt Watson, Assistant City Atty.



PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: June 30, 2004

TO: The Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Adauto, Deputy Chief Administrative Officer
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Kimberly Forsyth, Urban Planner *KLF*

SUBJECT: **ZON04-00067:** Portion of Tract 1, Section 44, Block 79, TSP 2
LOCATION: North of Pebble Hills and Loop 375 (District 5)
REQUEST: From: R-3 (Residential); To: C-4 (Commercial)

The City Plan Commission (CPC), on June 17, 2004, voted UNANIMOUSLY to recommend DENIAL of this request for rezoning from R-3 (Residential) to C-4 (Commercial) and instead recommends:

APPROVAL of C-3 for the portion abutting Joe Battle Blvd. (with the following conditions):

1. *That a Detailed Site Development Plan be reviewed and approved per the El Paso Municipal Code prior to the issuance of any building permits.*
2. *That a 10 foot landscaped buffer to include, but not limited to, evergreen trees placed at 15 feet on center, be required where abutting residential development. This shall be in addition to the landscaping requirements of Chapter 20 of the El Paso Municipal Code.*

and **APPROVAL of C-2** with the following condition for the remaining portion:

1. *That a 10 foot landscaped buffer to include, but not limited to, evergreen trees placed at 15 feet on center, be required where abutting residential development. This shall be in addition to the landscaping requirements of Chapter 20 of the El Paso Municipal Code.*

The Staff recommendation was for C-4 with conditions as stated above for the portion abutting Joe Battle and C-2 with the stated condition for a landscaped buffer for the remaining portion.

The CPC found that this recommended rezoning is in conformance with The Plan for El Paso; and in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that the recommended rezoning with conditions would protect the best interest, health, safety and welfare of the public in general; and that the proposed uses are compatible with adjacent land uses.

There was **OPPOSITION** to this request.

Attachment: Staff Report

APPEAL TO THE CITY COUNCIL

DATE: 6-25-04

**HONORABLE MAYOR AND CITY COUNCIL
CITY OF EL PASO, TEXAS**

DEAR MAYOR AND COUNCIL:

After a public hearing held on June 17, 2004, the CITY PLANNING COMMISSION
denied request for REZONEING A PARCEL OF LAND ALONG LOOP 375 FROM R-3
TO C-4. THEY ACCEPTED C-3 ZONING legally described as:

**BEING A PORTION OF TRACT 1, SECTION 44, BLOCK 79, TS 2, TEXAS AND
PACIFIC RAILWAY SURVEYS, EL PASO COUNTY, TEXAS**

I hereby request the City Council to review the decision of the City Planning Commission and
consider my request set above. I am attaching a letter setting forth my reason for believing
their decision to be in error.



APPLICANT

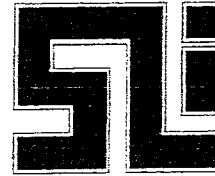
6600 WESTWIND 79912

ADDRESS

(915) 584-4457

TELEPHONE NUMBER

Memo



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

6600 WESTWIND
EL PASO, TEXAS
TEL: (915) 584-4457
FAX: (915) 581-7756

To: Honorable Mayor and City Council
From: Georges Halloul
CC: File
Date: 6/29/2004
Re: Site being a portion of Tract 1, Section 44, Block 79 Township 2, TEXAS AND
PACIFIC RAILWAY SURVEYS, in the City of El Paso, El Paso County, Texas

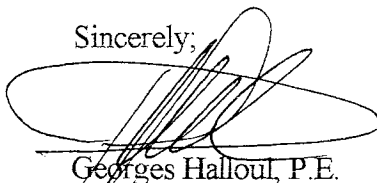
Honorable Mayor and City Council

I cordially request that you grant us the zoning designation C-4 that we have requested for the portion of land adjacent to Loop 375. As we all know, Highway improvements plans are being finalized by Texas Department of Transportation for the construction of the main lanes of Loop 375 from US-62/180 (Montana Ave.) south to Bob Hope Dr. (1.5 miles north of Loop 375 and IH-10 Interchange). At the present time Loop 375 has four lanes for north/south traffic with a wide undeveloped median. Six new lanes will be constructed for north/south traffic in the existing median, and the existing four lanes will become frontage roads to Loop 375. The Loop will be a major corridor between the east side and the northeast. Trucks will be using the loop to travel to New Mexico once the connection on War road and the Anthony gap becomes available.

C-4 zoning is justifiable on a major corridor like the Loop 375. The owner is willing to accept a contract which places limitations on some of the unacceptable land usage in the area such as adult industry and so forth.

We thank you for your consideration.

Sincerely;



Georges Halloul, P.E.

Representing River Oak Properties

STAFF REPORT

Rezoning Case: ZON04-00067

Property Owner(s): River Oaks Properties, LTD

Applicant(s): Jim Payne

Representative(s): SLI Engineering, Inc.

Legal Description: Portion of Tract 1, Section 44, Block 79, TSP 2,
T & PRRC Surveys

Location: North of Pebble Hills and Loop 375

Representative District: # 5

Area: 22.074 Acres

Present Zoning: R-3 (Residential)

Present Use: vacant

Proposed Zoning: C-4 (Commercial)

Proposed Use: Commercial

Surrounding Land Uses:

| | |
|----------------|--|
| North - | R-5/c/sp (Residential/conditions/special permit)/ vacant |
| South - | Q/sc/sp (Quarry/special contract/special permit)/ quarry |
| East - | C-4/c (Commercial/conditions) & R-3 (Residential) / Joe Battle Blvd. & vacant |
| West- | R-5 (Residential)/ single family residential |

Year 2025 Designation: Commercial/Mixed Use/Residential (East Planning
Area)

**CITY PLAN COMMISSION HEARING, Jun. 17, 2004
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM #29

The Commission must determine the following:

- A. Will the C-4 (Commercial) and C-2 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will commercial development be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

Screening walls required along property lines abutting residential zoning.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

- A. Sidewalks shall be required on Pebble Hills.
- B. Coordinate access to Joe Battle with TxDOT.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

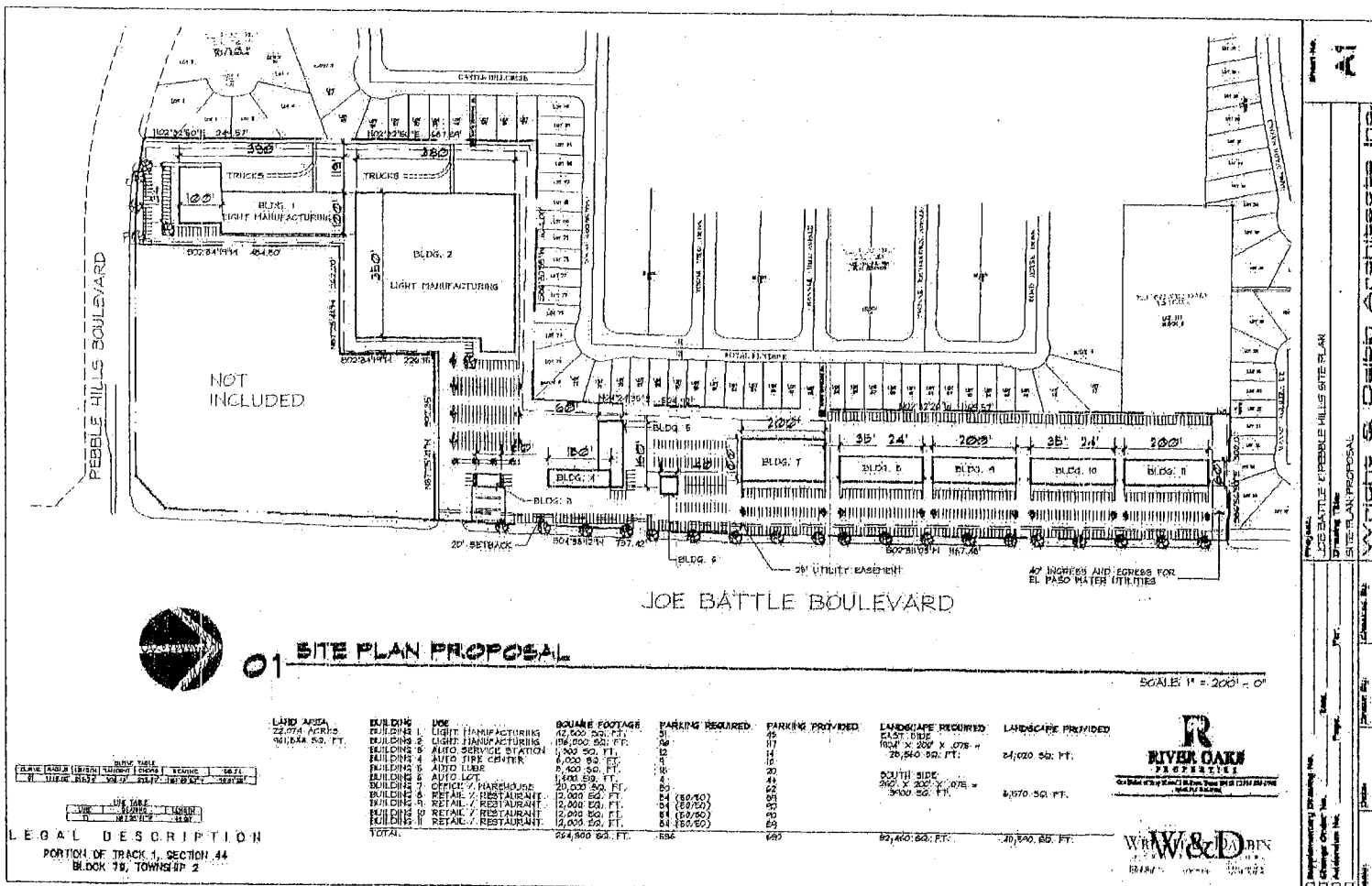
See Enclosure 2.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for Commercial, Mixed Use and Residential land uses.
- B. Planning recommends C-4 (Commercial) zoning with conditions (detailed site development plan review and a 10 foot landscaped buffer along property lines abutting residential development) for the portion fronting Joe Battle Blvd., which is designated as a freeway/expressway in the Thoroughfare Plan.
- C. Planning recommends C-2 (Commercial) with a condition requiring a 10 foot landscaped buffer along property lines abutting residential development for the interior portion.

ATTACHMENT: Site Plan; Enclosure 1, Enclosure 2, Opposition.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4024.



70N04-00067

Engineering Department
DEVELOPMENT DIVISION
COMMENTS

TO: PLANNING DEPARTMENT

DATE: May 28, 2004

FROM: Engineering Department

ADDRESS: NW corner of **Pebble Hills & Loop 375.**

ATTN: Kimberly Forsyth, Fred Lopez, or
Jorge Rousselin, Urban Planners

PROPOSED USE: **Commercial**

CASE NO.: ZON04-00067

PROPOSED ZONE: C-4

REQUEST: Rezoning from R-3 to C-4

LEGAL DESCRIPTION: Portion of Tract 1, Section 44, Blk 70, TSP 2, T & P RRC Surveys.

- ☐ 1. No comments
- ☒ 2. Must be submitted as a subdivision
- ☒ 3. Sidewalks will be required,
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto _____.
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone C, Panel 43 B. Drainage agreements or easements need to be filed in order to allow the upstream runoff unto this parcel or through this parcel.



for Bashar Abugalyon, P. E.
Interim Assistant City Engineer

DISTRICT: 5

HME

DHCC Action:

Approved _____ / _____ / _____

W/ modifications _____

Denied _____ / _____ / _____ Reason _____

Tabled _____ / _____ / _____ Until _____ / _____ / _____ Weeks

Times Tabled _____, _____, _____, _____, _____, _____, _____

ZON04-00067REZ NWPebbleHills&Loop375

INTEROFFICE MEMORANDUM

To: Kimberly Forsyth
Urban Planner/Land Development

From: El Paso Water Utilities - Engineering

Date: June 28, 2004

Subject: **ZON04- 00067 (Rezoning Case)**

Portion of Tract 1, Section 44, Block 79, TSP 2, T & P RRC Surveys (the Property).

Location: **north of Pebble Hills and Loop 375.**
Present: R-3 (Residential); vacant
Proposed: C-4 (Commercial); commercial

We have reviewed the zoning change request described above and provide the following comments:

Water

From the existing El Paso Water Utilities – Public Service Board (EPWU-PSB) Pebble Hills Elevated Storage Tank site, which is located north of the intersection of Road House Drive and Royal Run Drive, and, west of Joe Battle Boulevard (Loop 375), there are two (2) existing large diameter water mains aligned in an easterly to westerly direction. The described mains are located within an existing forty (40) foot wide access easement. The diameters of the water mains are thirty (30) inches, and, twenty-four (24) inches respectively. The 30-inch diameter water main continues towards the east and crosses Joe Battle Boulevard (Loop 375). The 24-inch diameter water main is connected to the existing forty-eight (48) inch water transmission main described below. No service connections are allowed to either of the described water mains as per the El Paso Water Utilities – Public Service Board Rules & Regulations.

From the intersection of Joe Battle Boulevard (Loop 375) and Pebble Hills Boulevard, along Joe Battle Boulevard (Loop 375) there is an existing forty-eight (48) inch diameter water transmission main; no service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. This 48-inch diameter water transmission main is located west of the westernmost right-of-way line of Joe Battle Boulevard (Loop 375) within a twenty-five (25) foot wide easement.

Along Pebble Hills Boulevard between Joe Battle Boulevard (Loop 375) and Royal Woods Street, there is an existing twelve (12) inch diameter water main.

Previous water pressure readings conducted on an existing fire hydrant located at the corner of Royal Woods Street and Pebble Hills Boulevard have yielded a static pressure of 48 pounds per square inch (psi), a residual pressure of 44 psi, a discharge of 1,007 gallons per minute (gpm).

Sanitary Sewer

Along Pebble Hills Boulevard between Joe Battle Boulevard (Loop 375) and Royal Woods Street, there is an existing twelve (12) inch diameter sanitary sewer main. This main dead-ends approximately at the westernmost right-of-way line of Joe Battle Boulevard (Loop 375).

From the intersection of Banner Hill Avenue and Royal Run Drive (within Villa del Este Unit Two subdivision) there is an existing eight (8) inch diameter sanitary sewer main stub-out aligned towards the east. This stub-out main is located within a fifteen (15) foot wide easement and dead-ends at approximately the easternmost limits of Villa del Este Unit Two subdivision. The 15-foot wide easement is located between Lots 59 and 60, Block 9, Villa Del Este Unit Two subdivision.

Along Joe Battle Boulevard (Loop 375) north of Pebble Hills Boulevard there are no existing sanitary sewer mains.

General

Off-site easements as well as off-site main extensions are anticipated for the proposed development of this Property.

Water service to this Property is anticipated by extending water mains from the corner of Pebble Hill Boulevard and Joe Battle Boulevard (Loop 375) towards the north and connect to the above-described twenty-four (24) inch diameter water main located within the forty (40) foot wide easement. In order to accommodate the proposed extension of the described proposed water main there is the possibility that the existing twenty-five (25) foot wide easement located immediately west of Joe Battle Boulevard (Loop 375) may be required to be widened. Once EPWU-PSB receives improvement plans for the proposed development, and after the completion of the required field investigation, EPWU-PSB will then in turn indicate if the widening of the existing easement will be required.

Sanitary sewer service to this Property is anticipated to be provided by means of extending mains from the described existing twelve (12) inch diameter existing sanitary sewer main located along Pebble Hills Boulevard, as well as from the described existing eight (8) inch diameter main stub-out located east of the intersection of Banner Hill Avenue and Royal Run Drive.

Joe Battle Boulevard (Loop 375) is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Joe Battle Boulevard (Loop 375) right-of-way requires written permission from TxDOT.

The El Paso Water Utilities will assist with the location of water and sanitary sewer mains in the field. Please call the TEXAS EXCAVATION SAFETY SYSTEM (DIG TESS) at 1-800-344-8377.

The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water main extensions to serve the subject Property. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Application for services for subject property should be made at least eight (8) weeks in advance to allow for the design and construction of the water main extensions. The improvement plans should include a site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance which are required at the time of application. The certificate-of-compliance can be obtained on the 2nd floor at City Hall.

EPWU does not object to this request.

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 1, SECTION 44, BLOCK 79, TOWNSHIP 2, T & PRRC SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (NORTHWEST OF THE INTERSECTION OF PEBBLE HILLS AND LOOP 375) FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a *Portion of Tract 1, Section 44, Block 79, Township 2, T & PRRC Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-3 (Residential) to C-4 (Commercial) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning R-3 (Residential) to C-4 (Commercial) in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

1. *That a Detailed Site Development Plan be reviewed and approved per the El Paso Municipal Code prior to the issuance of any building permits.*
2. *That a 10 foot landscaped buffer to include, but not limited to, evergreen trees placed at 15 feet on center, be required where abutting residential development. This shall be in addition to the landscaping requirements of Chapter 20 of the El Paso Municipal Code.*

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

(Signatures on following page)

PASSED AND APPROVED this 27th day of **July, 2004.**

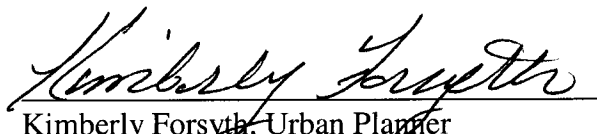
THE CITY OF EL PASO

Joe Wardy, Mayor

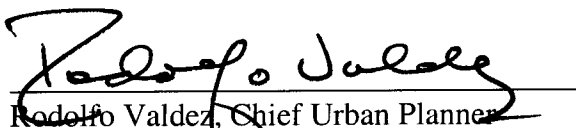
ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:



Kimberly Forsyth, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____,
20____, by _____ as _____ of THE CITY OF EL PASO.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

EXHIBIT A

THE STATE OF TEXAS

PLAT

See Accompanying Plat

County of

El Paso

[T. & P. Ry. Co.
[Survey No. 44
[Part of the N. Part
[Blk. 79
[Tsp. 2
[Cert. 6932

FIELD NOTES

of a survey of 22.074 acres of land made for Public Free School Fund
by virtue of its ownership. Said land is situated
in El Paso County, about 12.75 miles N 81° E
from El Paso, the County Seat, and described by metes and bounds as follows,
to wit:

BEGINNING at X = 156,742.088 ft Y = 819,103.257 ft
At a point for corner, from which a found 1/2" iron rod bears S 07° 26' 36" W - 0.094 v. (0.26') and a found 5/8"
iron rod bears S 85° 57' 53" E - 0.083 v. (0.23') and a found El Paso City Monument for the common corners of
Sections 40, 41, 44 and 45 bears S 86° 56' 50" E - 54.872 v. (152.43'), said point being the northwest corner of
Parcel 6, Texas Department of Transportation (TxDOT) parcel for Loop 375 as recorded in Volume 207, Page
308 of the El Paso County Deed Records (E.P.C.D.R.);

THENCE, S 02° 33' 03" W, with the westerly right-of-way (R.O.W.) line of said Loop 375, a distance of
420.293 v. (1,167.48') to a found (TxDOT) concrete monument (broken) for an angle point in said (R.O.W.);

THENCE, S 04° 38' 12" W, continuing with said (R.O.W.), a distance of 265.471 v. (737.42') to a set 5/8" iron
rod with cap marked "TX GLO" for the northerly southeast corner of the herein described tract and the northeast
corner of a 2.018 acre tract;

THENCE, N 87° 25' 41" W, with the north line of said 2.018 acre tract, a distance of 141.424 v. (392.85') to a
set 5/8" iron rod with cap marked "TX GLO" for a corner of the herein described tract and the northwest corner of
said 2.018 acre tract;

THENCE, S 02° 34' 19" W, with the west line of said 2.018 acre tract, a distance of 81.414 v. (226.15') to a set
5/8" iron rod with cap marked "TX GLO" for a corner of the herein described tract, the southwest corner of said
2.018 acre tract and in the north line of a 7.040 acre tract;

THENCE, N 87° 25' 41" W, with the north line of said 7.040 acre tract, a distance of 94.392 v. (262.20') to a set
5/8" iron rod with cap marked "TX GLO" for a corner of the herein described tract and the northwest corner of
said 7.040 acre tract;

THENCE, S 02° 34' 19" W, with the west line of said 7.040 acre tract, a distance of 174.420 v. (484.50') to a set
5/8" iron rod with cap marked "TX GLO" for the southerly southeast corner of the herein described tract, the
southwest corner of the said 7.040 acre tract and in the northerly right-of-way line of Peeble Hills Boulevard (120
ft. R.O.W.);

THENCE, N 87° 25' 41" W, with said (R.O.W.), a distance of 15.444 v. (42.90') to a set 5/8" iron rod with cap
marked "TX GLO" for the beginning of a curve to the right, having a radius of 410.710 v. (1,140.86');

THENCE, with said curve, an arc length of 77.846 v. (216.24'), a delta angle of 10° 51' 36" and a chord bearing
and distance of N 81° 59' 53" W - 77.731 v. (215.92') to a set 5/8" iron rod with cap marked "TX GLO" against
a rock wall for the southwest corner of the herein described tract, the southeast corner of the Villa Del Este Unit 3
as recorded in Volume 77, Page 44 of the El Paso County Plat Records (E.P.C.P.R.) and in the said northerly
(R.O.W.);

SEE ADDITIONAL SHEET

REVISED February 10, 2004

Bearings are GRID Distances are SURFACE
Survey tied to N. G. S. Station "Belen"
Published Coordinates: X = 160,384.613 ft. Y = 787,626.083 ft.
Zone: Central Mapping Angle (Theta) 03° 02' 52"
Combined Scale Factor: 0.9997721

GLO-SD-40(2-04)

(OVER)

Z0104-00067

ADDITIONAL SHEET - Field Notes of 22.074 acre tract in Section 44, Blk. 79, Tsp. 2, Texas and Pacific Railway Company in El Paso County, Texas.

THENCE, N 02° 32' 50" E, with the east line of said Villa Del Este Unit 2, a distance of 89.845 v. (249.57') to a set 5/8" iron rod with cap marked "TX GLO" against a rock wall;

THENCE, N 02° 32' 50" E, continuing with said east line and an east line of Villa Del Este Unit 2 as recorded in Volume 72, Page 16A and 16B (E.P.C.P.R.), a distance of 247.460 v. (687.39') to a found nail with flagging on the north side of a rock wall going south, west and east for the southerly northwest corner of the herein described tract and an ell corner of said Villa Del Este Unit 2;

THENCE, S 86° 30' 55" E, with a southerly line of said Villa Del Este Unit 2, a distance of 224.640 v. (624.00') to a found 5/8" iron rod with cap (prior to construction of rock wall) for an ell corner of the herein described tract and a southeast corner of Villa Del Este Unit 2;

THENCE, N 04° 24' 35" E, with an east line of said Unit 2, a distance of 181.771 v. (504.92') to a chiseled "X" into the top of a rock wall (6+ ft. high) for an angle point in the herein described tract and said Unit 2;

THENCE, N 02° 32' 26" E, continuing with said east line and passing the northeast corner of said Unit 2 and the southeast corner of Peeble Hills Storage Facility tract at 2775 Joe Battle Boulevard, a distance of 419.605 v. (1,165.57') to a point for the northerly northwest corner of the herein described tract and the northeast corner of said Peeble Hills Storage Facility in the north line of said Section 44, from said point a found chain link fence corner post bears S 23° 46' 58" E - 0.220 v. (0.61');

THENCE, S 86° 56' 50" E, with the said Section line and a rock wall, a distance of 108.004 v. (300.01') to the PLACE OF BEGINNING and containing 22.074 acres of land.

See accompanying plat.

Revised February 10, 2004


J. D. Flowers
Licensed State Land Surveyor
Date: 02/10/04

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